

SPECIFICATION

ROOF CONSTRUCTION (Target Uv: 0.11W/m²K): -
 New Burlington Blue best roof slating on 25x50mm treated Sw. battens over
 Proctor Air breathable roofing membrane 'or equal and BBA Approved draped over.
 Code 4 lead flashings and trays where required.
Traditional cut roof to accommodate potential use of attic space, including flooring for attic storage set on battens to take above insulation level;
 rafters and ceiling joists generally at 600mm maximum centres to Structural Engineers design and calculation.
Ceilings in 12.5mm plasterboard with vapour control layer/ airtightness barrier over; skim finished.
Horizontal ceilings overlaid with 400mm insulation (k: 0.044W/mK); [200mm between and 200mm over ceiling chords].
Insert insulation restraint trays between ceiling joists/ rafters to maintain 50mm airflow at eaves.
Form insulated and draught stripped ceiling access hatches (with 200mm insulation over) complete with a loft ladder in location to be agreed on site,
 hatches when closed are to maintain the fire resistance duration of ceiling. **Uv: 0.11W/m²K.**
Fascias/ soffits/ bargeboards in uPVC.
Rainwater goods in polyester powder coated aluminium to marine environment standards; o-gee profiled gutters and round downpipes.

FIRST FLOOR CONSTRUCTION -
22mm tongued and grooved softwood floor boards on
 Solid timber joists at 600mm maximum centres with acoustic insulation quilt between joists to limit sound transfer in compliance with Part E Building
 Regulations (2015 update) clause 5.23 Type C. Floor surface of timber minimum mass per unit area 15kg/m2, ceiling treatment of single layer of
 plasterboard, minimum mass per unit area 10kg/m2 fixed using normal fixing method, an absorbent layer of mineral wool, minimum thickness 100mm,
 minimum density 10kg/m2 laid in the cavity.
15mm plasterboard ceilings with skim coat plaster finish.

STAIRS:
 Structural stringers, treads, spindles and handrails in timber and risers in mdf.
 Provisional floor to floor height 2700mm
 15 risers at 180mm; goings at 250mm; pitch - 35.75°; overlap between riser and treads 10mm; width across carriage at least: 900mm.
 clear headroom at least 2100mm; handrails set 950mm above pitch line and above floor level at landings with non-climbable spindles to open sides - no
 gaps greater than 95mm.

EXTERNAL WALLING (Target Uv: 0.18W/m²K);
18 - 20mm two coat VPI Monocol Render in white with smooth bands sandstone cloured around openings.
100mm medium dense concrete block outer leaf, min 7N/mm2 compressive strength and density between 1450 to 1550kg/m3.
50mm clear cavity
100mm partial fill cavity insulation [k - 0.022W/m²K]
Inner leaf 100mm medium density lightweight aggregate concrete blockwork min 7N/mm2 compressive strength and density between 1350 to
 1450kg/m3. Steel and PCC lintels. Wall ties in stainless steel with insulation retaining clips and minimum embedment into each leaf of 50mm; installed at
 maximum 600mm horizontal and 450mm vertical centres; ensure all penetrations in insulation are fully sealed in accordance with manufacturer's
 instructions. Line internally with 25mm insulation boards [k - 0.022W/m²K] between 45x38mm studs at 600 max. centres then **12.5mm** Duplex
 plasterboard; skim finished.
Uv: 0.16W/m²K

SAP/EPC - Design stage calculations to be prepared at Stage 4.

AIR PERMEABILITY - Design value provisionally 5m3/(h.m2) at 50Pa.

FIRE STOPS, insulated by Dpc, affording at least 30 minutes fire resistance
 > Around all openings; > At external corners; > At 10 metre vertical centres; > At intermediate floor and first floor ceiling levels.

WINDOWS: BFRG rated upvc, double glazed windows by Rehau, opening sashes secured to compliance with BS7950; double glazed units with low E
 coating and maximum Uv. 1.20 W/m²K; natural ventilation of at least 1/20th floor area in compliance with Building Regulations Part F; trickle vents to
 provide >4,000mm² free air; silicone sealant around external perimeter; windows opening onto footpaths to have opening restrictors fitted; all glazing
 below 800mm from floor/ground level to be safety glass; laminated or toughened in accordance with Part K; Section 5 of Building Regulations; satisfying
 the requirements of Class 3 BSEN 12600 or Class C BS5713/ 6206 generally and Class 2/ Class B where in a door or sidescreen where pane width
 exceeds 900mm; all permanently marked as conforming to BS 6206. To combat the risk of solar overheating in the summer, the windows are to be
 dressed with curtains or roller blinds.

ENTRANCE DOORS: Composite doorsets to Elevation A and Elevation D choice of colours from standard range; security glazing cassettes; fully
 reinforced edge banded door system with security hook locks (BS PAS23/24 compliant); 3 no adjustable door hinges per door sash; lever handles with
 anti-bump europrofile cylinder and double flap letter box to front door.

Precast concrete lintels to Structural Engineers design; fit cavity trays between with upturned ends and perpend weep vents.
Smooth precast concrete cills with stooped ends, splayed top and drip bead to underside; Dpc. beneath; turned fully behind and over insulated cavity
 closers to afford 30 minutes fire resistance at reveals/cills/heads of all openings.

KITCHEN AND SANITARY FITTINGS/ FINISHES: As Contractor's specification.
INTERNAL DOORS AND 2ND FIX JOINERY: As Contractor's specification.
FLOOR FINISHES: As Contractor's specification.
DECORATION: As Contractor's specification.
EXTERNAL WORKS: As Contractor's specification.

GROUND FLOOR CONSTRUCTION (Target Uv: 0.13W/m²K):-
20mm floor finishes on 55mm semi-dry or proprietary self-flowing screed laid onto
 separating layer of 1000g polyethylene over
150mm floor grade insulation [k: 0.023W/mK] on
150mm beam and 100mm block flooring system; top surface of beam and block grouted and overlaid with 1200G. Dpm with all joints welded and taped
 and turned up at perimeters. At least 150mm between bottom of beams and finished solum
exposed perimeter: 42m; area: 108m² **Uv: 0.12W/m²K.**

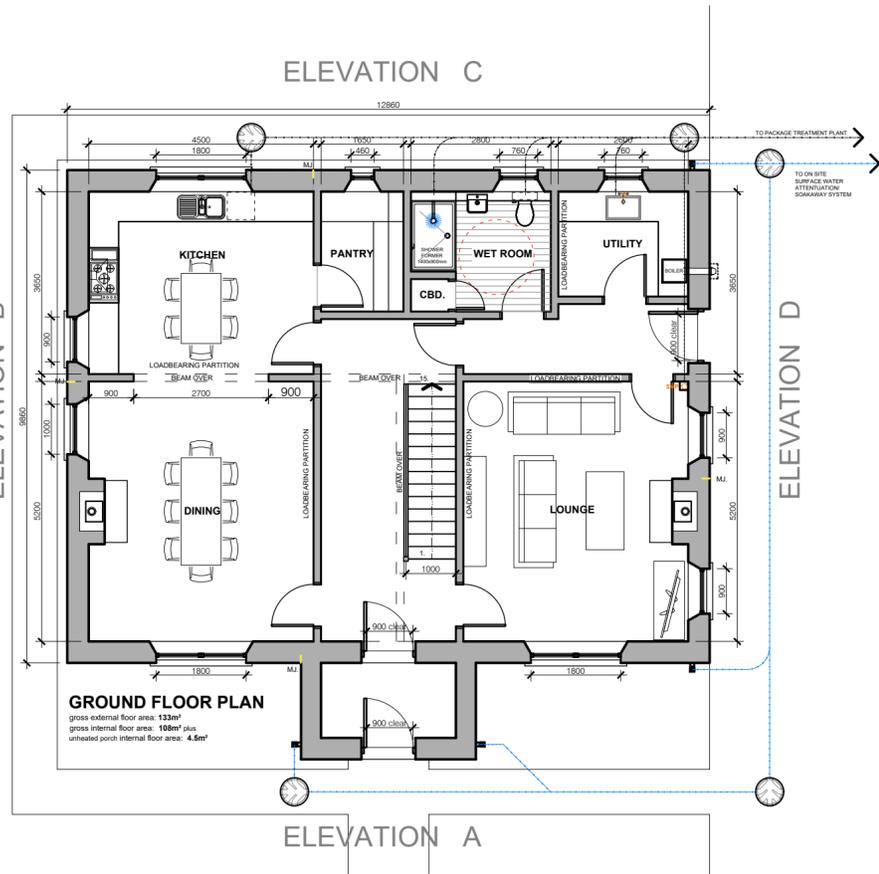
Dpc. to wall leaves a minimum 150mm from finished ground level
perpend weep vents at 1350mm (max.) centres; coloured to match render/ stone/ masonry.
perimeter insulation (35-50mm) to screed edges to limit cold bridging

Area around house to maintain a minimum of 150mm between finished ground level and damp proof course with 150mm wide free draining gravel
 margin to building. Paving laid to fall of at least 1 in 80 from building.

FOUNDATIONS/ GROUND FLOOR:
Piles down to rock, ground beams and sub-structure blockwork as Structural Engineers design and Contractor specification.

HEATING AND HOT WATER:
Mains gas-fired (from service noted close to site boundary) to Worcester system boiler with unvented hot water cylinders.
 Heating from radiators designed by specialist supplier with guaranteed design on system output.
 Design system to provide the following temperatures for the specified air change rates and an external air temperature of -4°C:
 - Living / Dining room: 21°C, for 1.5 air changes per hour.
 - Bedrooms: 18°C, for 1 air changes per hour.
 - Halls and landings: 18°C, for 1.5 air changes per hour.
 - Kitchens: 18°C, for 2 air changes per hour.
 - Bathroom/ En-Suites: 22°C, for 2 air changes per hour.
 Gas-fired enclosed room heaters where indicated.
 Water and heating supply pipework in copper to BS EN 1057 insulated using preformed polyethylene foam; thermal conductivity: 0.035 W/m.K;
 thickness (minimum) achieving compliance with the Building Standards - Class 0 spread of flame when tested to BS 476-7.
 Water supply underground pipework in polyethylene.
 Water efficient fittings are to be provided to all WCs and WHBs within the dwelling. Dual flush WC cisterns should have an average flush volume of not
 more than 6.0 and 3.0 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres.
 Taps serving wash or hand rinse basins to have a flow rate of not more than 6 litres per minute.

ELECTRICAL [PART P] - As Contractor's specification.
 All electrical work required to meet the requirements of Part P (Electrical Safety) is to be designed, installed, inspected and tested by a person
 competent to do so. Prior to the completion of works that person is to provide the appropriate BS 7671 Electrical Installation Certificate for the works. A
 copy of the certificate is to be forwarded to the Local Authority Building Control Office.
 Property to be provided with a fire detection system in accordance with BS 5839-6:2019 Code of practice for the design, installation and maintenance of
 fire detection and fire alarm systems in dwellings to at least a Grade D Category LD2 standard.



AMENDMENTS		DATE
A	Roof coverings noted as slate.	16.09.25
	Attic trusses added as an alternative to traditional cut roof.	
	First floor changed from chipboard panels to tongue and groove softwood boards.	
	Reference to underfloor heating removed and radiators added.	
B	General update following client meeting 10.10.25.	13.10.25
	Windows increased in size.	
	General update to align with client requirements/contractor proposals.	
	General update to client requirements/contractor proposals.	



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R H Irving Construction Ltd Hylton House Borders Business Park Longtown, Carlisle CA6 5TD	Proposed farmhouse and various works at New House Farm, Holmrook, Drigg CA19 1XG
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PROPOSED FARMHOUSE - PLANS AND ELEVATIONS	
STATUS // DRAFT (06.02.26)	DATE // 23.01.25
DRAWING NO. // 484 - 03	REV // B
SIZE. // A2	SCALE // 1:100, 1:200

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